

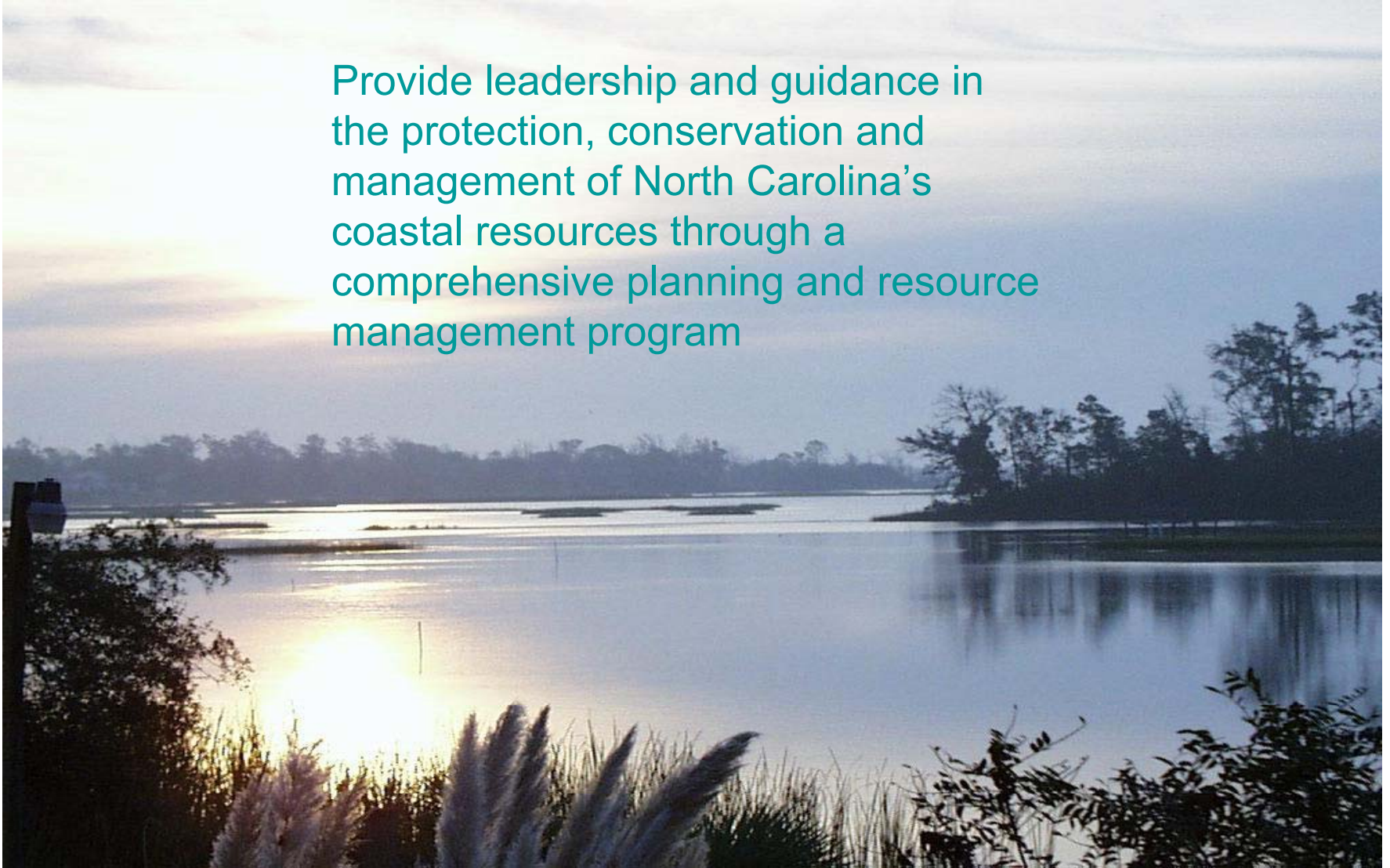
# **CAMA LAND USE PLANNING**



**Department of Environment & Natural Resources  
Division of Coastal Management**

# DCM MISSION

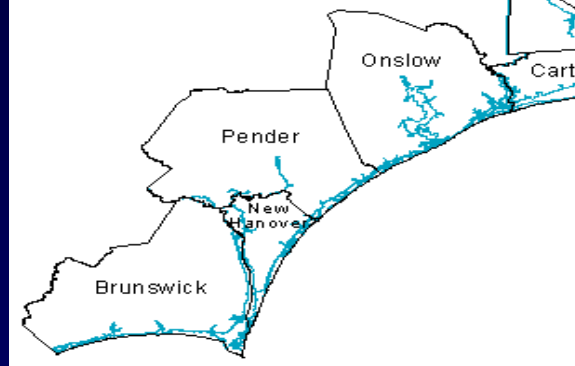
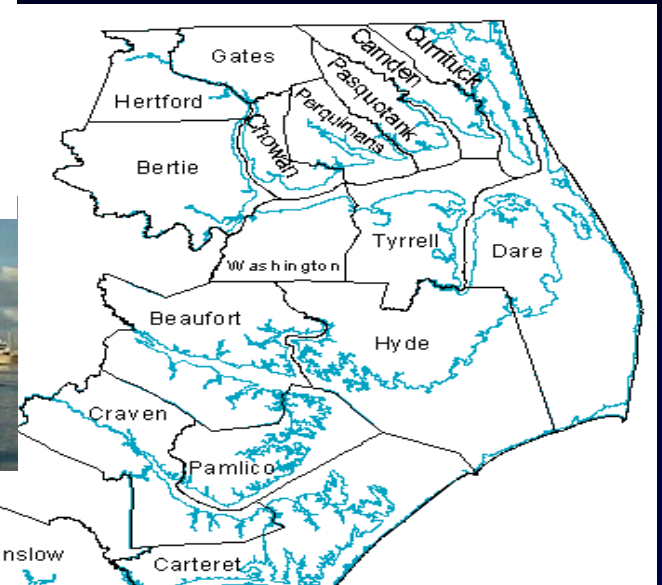
Provide leadership and guidance in the protection, conservation and management of North Carolina's coastal resources through a comprehensive planning and resource management program



# NC COASTAL MANAGEMENT PROGRAM

- State component as embodied in the Coastal Area Management Act (CAMA)
- CAMA enacted in 1974 to balance the competing demands of protecting coastal resources while guiding and managing coastal development by:
  - Regulating development in designated Areas of Environmental Concern
  - Mandatory Land Use Planning for the 20 coastal counties

# CAMA JURISDICTION



# AREAS OF ENVIRONMENTAL CONCERN (AEC)

- Estuarine & Ocean System
- Ocean Hazard Area
- Public Water Supplies
- Natural & Cultural Resources

# AREAS OF ENVIRONMENTAL CONCERN (AEC)

## Estuarine & Ocean System

Coastal Shoreline

Estuarine Shoreline

Public Trust Shoreline

Coastal Wetlands

Public Trust Areas

Estuarine Waters

## Ocean Hazard Area

Ocean Erodible Area

Unvegetated Beach Area

High Hazard Flood Area

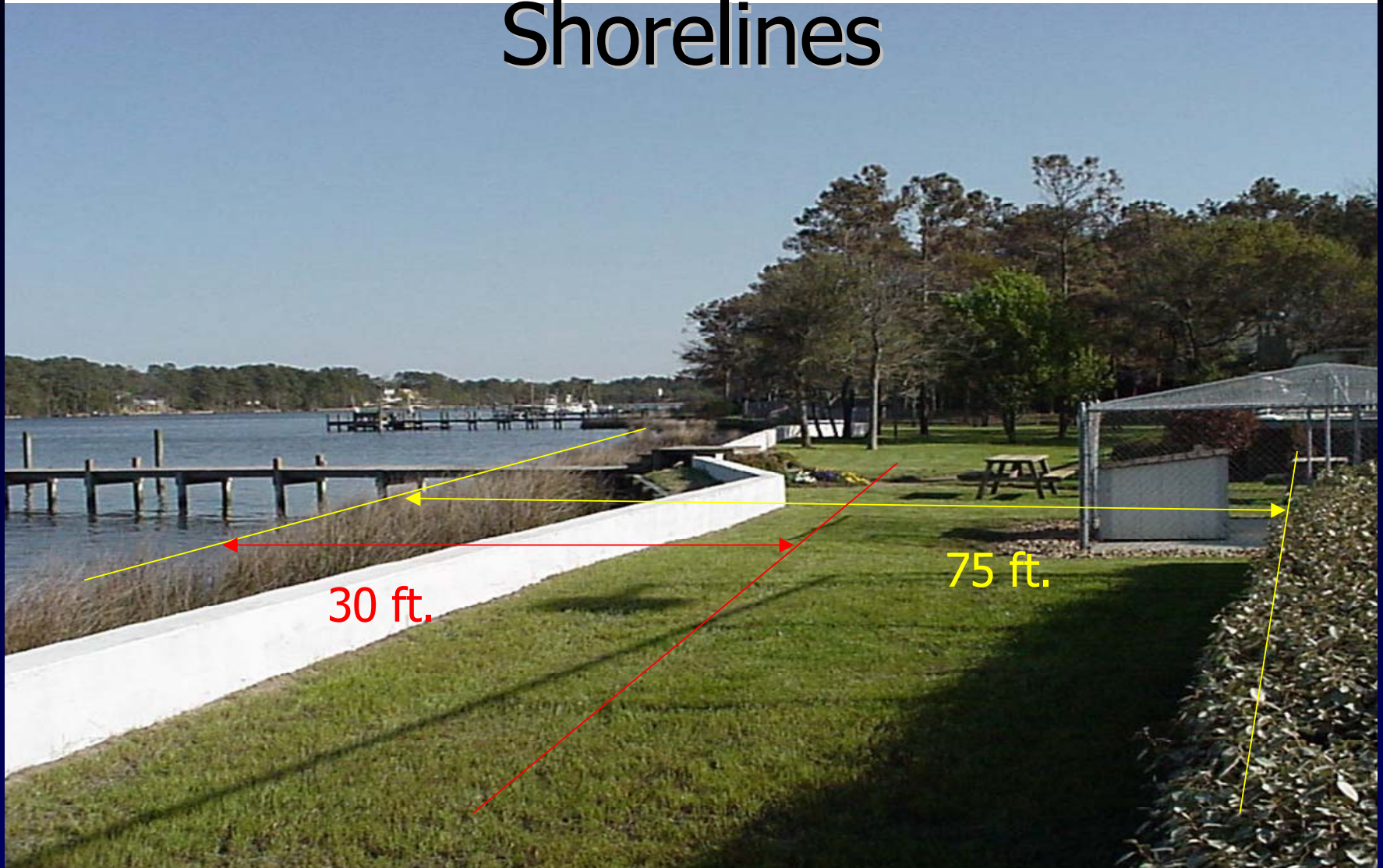
Inlet Hazard Area

# Estuarine Shoreline / Public Trust Shoreline

- Area 75 feet landward of the NWL / NHWL or 575 feet along ORWs
- Shorelines adjacent to waters classified as “coastal” or “joint” by MFC and WRC
- 30 foot buffer area measured landward of NWL / NHWL – applies to inland and estuarine waters, except where superseded by 50 foot EMC buffer (Neuse & Tar-Pamlico Basins)
- Only water-dependent uses allowed unless listed in specific exemptions



# Estuarine vs. Public Trust Shorelines





# Coastal Wetlands / Public Trust Area

- Presence of at least one of the ten plant species listed in CRC Rule 7H.0205
- Subject to regular or irregular tidal flooding
- All navigable waters from NWL or NHWL to seaward limit of State jurisdiction

# Ocean Erodible Area / Unvegetated Beach

- An oceanfront zone between MLW and a point landward to the First Line of Stable Natural Vegetation equal to 60 times the erosion rate + 100 year storm recession
- Unvegetated: beach areas within OHA where no stable, natural vegetation is present
- Ocean hazard setbacks based on presence and type of dunes (frontal/primary)
- Large and small structure setbacks
- Example:  
$$\text{AEC} = 60 \times \text{erosion rate} + 100 \text{ year storm}$$
$$(60 \times 2') + 135' = 255'$$

# High Hazard Flood Area / Inlet Hazard Area

- Areas subject to wave velocity
- Identified by V, VE, V1-30 and CoBRA zones on FIRMs
- Areas vulnerable to erosion and flooding because of proximity to ocean inlets
- Identified on the Ocean Hazard System maps

# AREAS OF ENVIRONMENTAL CONCERN (AEC)

## Public Water Supplies

Small Surface Supply  
Watersheds

Pond between Kill Devil Hills  
and Nags Head

Toomers Creek (Wilmington)

Public Water Supply Well Field

Cape Hatteras Well Field

## Natural & Cultural Resource Areas

Areas that Sustain Remnant Species

Complex Natural Areas

Unique Geologic Formations

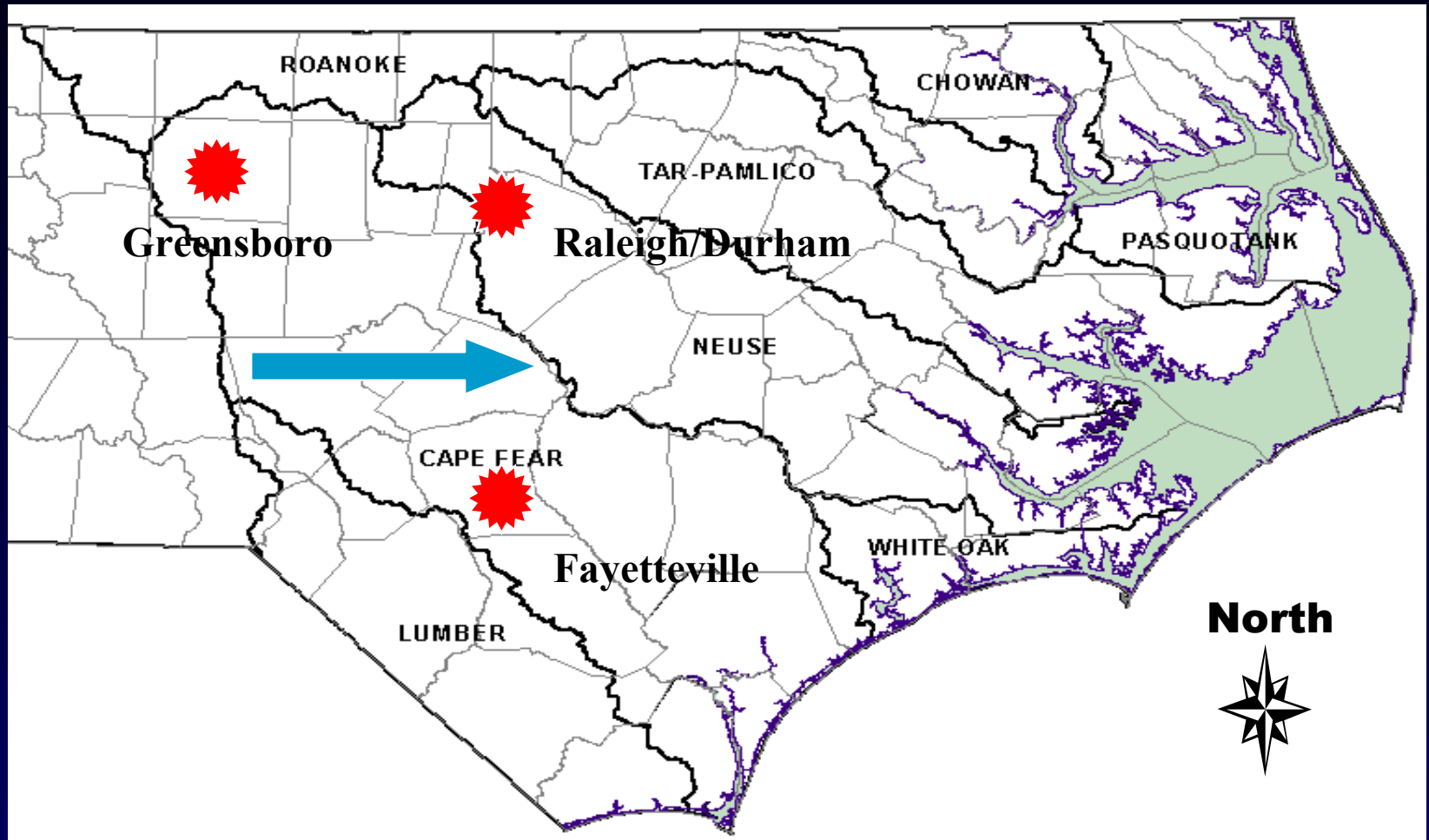
Jockey's Ridge

Significant Archaeological Resources

Permuda Island

Significant Historic Architectural Resources

# COASTAL WATERSHEDS





# CAMA Land Use Planning

- G.S. 113A-106 Scope of Planning Process
- G.S. 113A-110 Land Use Plans
- G.S. 113A-111 Effect of Land Use Plan
- G.S. 113A-120 Grant or Denial of Permits

# COASTAL AREA MANAGEMENT ACT (CAMA)

## Part 2. Planning Processes.

### §113A-106. Scope of planning processes.

Planning processes covered by this Article include the development and adoption of **State guidelines** for the coastal area and the development and adoption of a **land-use plan for each county** within the coastal area, which plans shall serve as the criteria for the issuance or denial of development permits under Part 4.

### §113A-110. Land-use plans.

(a) A land-use plan for a county shall, for the purpose of this Article, consist of statements of **objectives, policies, and standards** to be followed in public and private use of land within the county, which shall be supplemented by **maps showing the appropriate location of particular types of land or water use** and their relationship to each other and to public facilities and by specific criteria for particular types of land or water use in particular areas. The plan shall **give special attention to the protection and appropriate development of areas of environmental concern** designated under Part 3. The plan shall **be consistent with the goals of the coastal area management system** as set forth in G.S. 113A-102 and with the State guidelines adopted by the Commission under G. S. 113A-107. The plan shall be **adopted, and may be amended from time to time**, in accordance with the procedures set forth in this section.

# COASTAL AREA MANAGEMENT ACT (CAMA)

## Part 2. Planning Processes.

### §113A-111. Effect of land-use plan.

**No permit shall be issued under Part 4 of this Article for development which is inconsistent with the approved land-use plan** for the county in which it is proposed. **No local ordinance or other local regulation shall be adopted which, in an area of environmental concern, is inconsistent with the land-use plan** of the county or city in which it is effective; any existing local ordinances and regulations within areas of environmental concern shall be reviewed in light of the applicable local land-use plan and modified as may be necessary to make them consistent therewith. All local ordinances and other local regulations affecting the county within the coastal area, but not affecting the area of environmental concern, shall be reviewed by the Commission for consistency with the applicable county and city land use plans and, if the Commission finds any such ordinance or regulation to be inconsistent with the applicable land-use plan, it shall transmit recommendations for modification to the adopting local government.

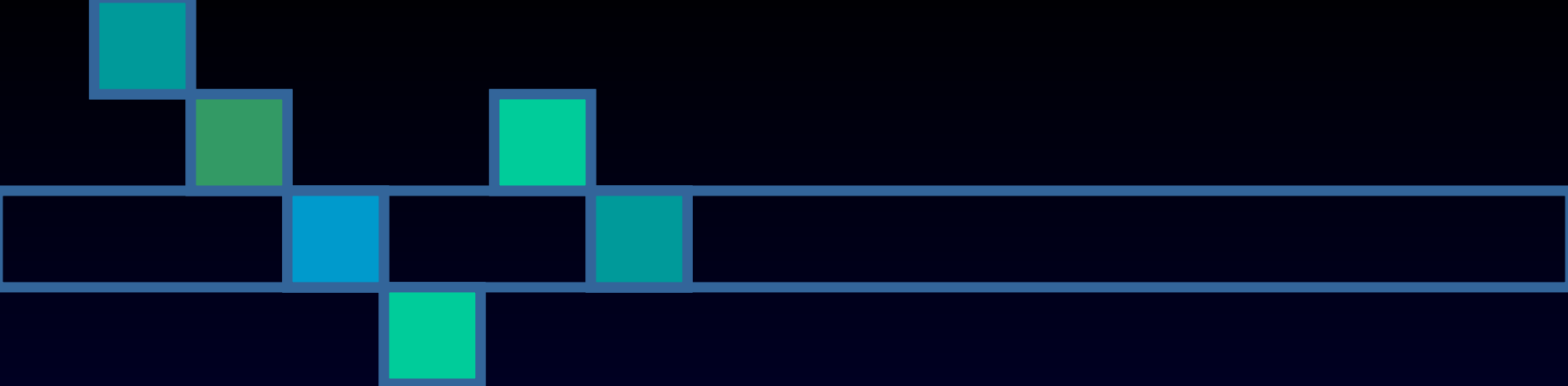
### §113A-120. Grant or denial of permits.

- **The responsible local official or body shall deny an application for a permit upon finding: (8) In any case, that the development is inconsistent with the State guidelines or the local land use plans.**

# Purpose of Land Use Planning

## THREE BASIC QUESTIONS FOR LOCAL GOVERNMENTS

- Question: Where are we now?
- Answer: Existing Conditions/AECs
- Question: Where do we want to go?
- Answer: Land Suitability Analysis / Population Projections / Future Demand on Services
- Question: How do we get there?
- Answer: Goals – Objectives - Policies



# CAMA Land Use Planning Revised Guidelines





## A Brief History. . .

- Coastal Resources Commission (CRC) enacted a moratorium on new and updated CAMA land use plans in 1998
- CRC appointed an independent Land Use Plan Review Team to review the then current LUP process and recommend ways to improve CAMA land use plans
- CRC developed new planning rules with input from the Coastal Resources Advisory Council (CRAC), DCM, local governments, UNC Department of City & Regional Planning

## A Brief History. . .

- Following an extensive public hearing process, the CRC adopted the new CAMA Land Use Planning rules – 15A NCAC 7B -- and lifted the moratorium
- The Department of Environment & Natural Resources (DENR) adopted new funding guidelines – 15A NCAC 7L
- New CAMA Land Use Planning rules and funding guidelines were approved by the Rules Review Commission (RRC)
- Following approval by the General Assembly, the new rules are expected to become effective in August 2002.

# New Guidelines

- More in line with CAMA goals and policies
- Management Topics will guide development of clear goals, objectives and policies, and assist with CRC certification
- Three levels of LUPs: Core, Advanced Core & Workbook
- Increased emphasis on natural system constraints and coastal water quality
- More analysis of future land use needs – Land Suitability Analysis program
- Emphasis on public participation

# Role of the District Planners

Administer Grants to Local Governments

- Planning and Management
- Beach and Coastal Waterfront Access

Permit Consistency Reviews

- CAMA major permits in AECs
- NC Intergovernmental Clearinghouse Review

Provide technical assistance

- Land Suitability Analysis program
- Data
- “How-To” Manual

# Anticipated Funding (FY 2002-2003)

## COUNTIES

- Camden
- Gates
- Pamlico
- Pasquotank
- Pender
- Washington

## MUNICIPALITIES

- Bayboro
- Elizabeth City
- Mesic
- Minnesott Beach
- Oriental
- Surf City
- Topsail Beach
- Vandemere



# **CONTACT INFORMATION**

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DISTRICT PLANNER  
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[john.thayer@ncmail.net](mailto:john.thayer@ncmail.net)

Counties: Dare, Currituck,  
Camden, Perquimans,  
Pasquotank, Gates &  
Chowan

## WASHINGTON DISTRICT

ED LYNCH, AICP  
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Counties: Bertie, Beaufort,  
Washington, Tyrrell, Hertford  
Hyde

# **CONTACT INFORMATION**

## **MOREHEAD CITY DISTRICT**

**MIKE CHRISTENBURY**  
**DISTRICT PLANNER**  
**(252) 808-2808**  
**mike.christenbury@ncmail.net**

**Counties: Carteret, Craven,  
Pamlico, & Onslow (mainland/  
north of the New River)**

## **WILMINGTON DISTRICT**

**JAMES ROSICH, AICP**  
**DISTRICT PLANNER**  
**(910) 395-3900**  
**james.rosich@ncmail.net**

**Counties: Brunswick, Pender,  
New Hanover, Onslow  
(Topsail Island/south of the  
New River)**

# For More Information ...

## [www.nccoastalmanagement.net](http://www.nccoastalmanagement.net)

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**North Carolina Department of Environment and Natural Resources**

 **Division of Coastal Management**

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<b>Fast Facts</b> <ul style="list-style-type: none"><li>- Fee for Sandbag Permits</li><li>- Repeal of Exemption for Certain Bulkheads, Riprap &amp; Piers</li><li>- New Land-Use Planning Guidelines</li><li>- Coastal Shoreline Buffer Rules</li><li>- Beach Ownership</li><li>- Coastal Habitat Protection Plans</li><li>- Recent CRC Actions</li><li>- More Fast Facts ...</li></ul> <p>Coastal Links NCDENR Customer Service NCGov.com Privacy Policy / Disclaimer</p>  <b>North Carolina Department of Environment and Natural Resources</b>	<b>CAMA Permits</b> <p>When a permit is needed, Permit types, Permit fees, Applications, more...</p> <b>CAMA Rules &amp; Policies</b> <p>Current rules, Proposed rules, CAMA, Dredge &amp; Fill Law, Enforcement, more...</p> <b>Coastal Resources Commission</b> <p>Members, Meetings schedule, Coastal Resources Advisory Council, more...</p> <b>CAMA Land-Use Planning</b> <p>Guideline revisions, Grants for local governments, more...</p> <b>Coastal Hazards &amp; Storms</b> <p>Storm information, Erosion and oceanfront development, Science Panel, more...</p>	<b>Coastal Reserve Program</b> <p>Virtual tours, Teachers/students, Estuary Live, Research, Decision makers, more...</p> <b>News &amp; Events</b> <p>News releases, CAMAgram, Public hearings, Coastal facts, more...</p> <b>Beach &amp; Waterfront Access</b> <p>Find access sites, Grants for local governments, Clean marinas, more...</p> <b>Wetlands</b> <p>Conservation, Inventory, Restoration, NC Wetlands Partnership, more...</p> <b>Maps &amp; Data</b> <p>Erosion rate maps, What is GIS? Cumulative &amp; secondary impacts, more...</p>
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